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SUPERFUND TECHNICAL ASSESSMENT & RESPONSE TEAM V
EPA CONTRACT NO.: 68HE0319D0004

March 2, 2021

Mr. Peter Lisichenko, On-Scene Coordinator
U.S. Environmental Protection Agency, Region II
Superfund and Emergency Management Division
2890 Woodbridge Avenue
Edison, NJ 08837

EPA CONTRACT NO: 68HE0319D0004
TD No: TO-0036-0019
DC No: STARTV-02-D-0107
SUBJECT: POST-MITIGATION RADON SAMPLING REPORT
789 UPPER MOUNTAIN ROAD SITE
LEWISTON, NIAGARA COUNTY, NEW YORK

Dear Mr. Lisichenko,

Enclosed please find the Post-Mitigation Radon Sampling Report which summarizes the radon sampling event conducted by the U.S. Environmental Protection Agency, Region II (EPA) with the support of Weston Solutions Inc., Superfund Technical Assistance & Response Team V (START V) at the 789 Upper Mountain Road Site (the Site) in Lewiston, Niagara County, New York. The radon sampling event was performed as part of Removal Assessment activities at the Site on February 12 through 15, 2021.

If you have any questions or comments, please contact me at (732) 585-4413.

Sincerely,

WESTON SOLUTIONS, INC.

Bernard Nwosu
START V Site Project Manager

Enclosure
cc: TDD File: TO-0036-0019

an employee-owned company



In association with Eco-Risk, Pro-West & Associates, Inc., Avatar Environmental, LLC,
On-Site Environmental, Inc., and Sovereign Consulting, Inc.

POST-MITIGATION RADON SAMPLING REPORT

789 UPPER MOUNTAIN ROAD SITE

Lewiston, Niagara County, New York

Site Code: A29X

CERCLIS Code: NYN000203537

Prepared by:

Superfund Technical Assessment & Response Team V
Weston Solutions, Inc.
Federal East Division
Edison, New Jersey 08837

Prepared for:

U.S. Environmental Protection Agency, Region II
Superfund and Emergency Management Division
2890 Woodbridge Avenue
Edison, New Jersey 08837

DC No: STARTV-02-D-0107

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March 2021

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1.0 Introduction

On February 12 through 15, 2021, the U.S. Environmental Protection Agency, Region II (EPA) Superfund and Emergency Management Division (SEMD) and Weston Solutions Inc., Superfund Technical Assessment & Response Team V (START V) performed post-mitigation air monitoring for radon and air sampling for laboratory radon analysis at the 789 Upper Mountain Road Site (the Site). The air monitoring and sampling event was conducted as part of Removal Assessment activities to verify if the radon mitigation system installed by EPA in the residence located on the Site is effectively removing elevated concentrations of radon from living spaces within the residence.

1.1 Site Location and Description

The Site, located at 789 Upper Mountain Road, Lewiston, Niagara County, New York (Parcel ID: 115.08-1-13), is a 0.46-acre residential property with a 1,584 square-foot split level home. Geographical coordinates are latitude 43.156180 and longitude -79.018420. The Site is bordered to the south by Upper Mountain Road and residential properties, to the east and west by residential properties, and to the north by a wooded area.

Refer to Attachment A, Figure 1: Site Location Map.

1.2 Site History and Background

The Site was listed in the 1986 Oak Ridge Laboratory report as Anomaly #42 with radioactive activity reported at 29 to 130 microroentgens per hour ($\mu\text{R/hr}$). The Site was determined to be ineligible for cleanup under the Formerly Utilized Site Remediation Action Program (FUSRAP). In October 2019, representatives of the property owner conducted a radiological scan of the Site and identified elevated radiological activity throughout the property including underneath the residence. The October 2019 survey reported gamma readings of 500 $\mu\text{R/hr}$ at surface contact beneath the residence.

In July and August 2020, EPA and START V performed a Removal Assessment of the Site. As part of Site activities, radiological surveys and scans were conducted within the residence located on the property and exterior areas of the Site, air monitoring for radon and air sampling for laboratory radon analysis were conducted in the residence, and test pits were advanced at locations throughout the Site from which soil samples were collected for laboratory analysis and waste disposal characterization.

Based on exterior radiological survey results, background gamma readings ranged from 7-25 $\mu\text{R/hr}$. Seven exterior locations were identified as hot spots with elevated gamma readings ranging from 210 $\mu\text{R/hr}$ near the driveway to 611 $\mu\text{R/hr}$ along the west fence line of the property boundary. At a depth of 12 inches below ground surface (bgs.), one hot spot located behind the residence, approximately center of the property, had a gamma reading of 1,500 $\mu\text{R/hr}$. Based on radiological scans of the interior residence, background gamma readings ranged from 12-20 $\mu\text{R/hr}$. Gamma readings collected on the first floor of the residence generally ranged from background to less than 2 times (2x) background. On the ground level of the residence, gamma readings generally ranged

from background to more than 3x background. The elevated gamma readings were concentrated around a hot spot located within the basement dirt crawl space, where gamma reading was 620 $\mu\text{R/hr}$. Gamma readings collected from the rear deck generally ranged from less than 2x background to 134 $\mu\text{R/hr}$. The northeast portion of the deck had the highest gamma reading, perhaps due to proximity to the hot spot identified on the exterior ground surface adjacent to the rear deck.

Additionally, START V procured the services of a National Radon Safety Board (NRSB)-certified Company that deployed two continuous radon monitors (CRMs), one in the basement and one on the first floor of the residence, for real-time data collection and a total of 11 activated charcoal canister (ACC) air samples were collected from frequently occupied living spaces throughout the residence for laboratory radon analysis. Radon monitoring and analytical results were compared against the EPA Action Level of 4.0 picocuries per liter (pCi/L) for radon. Based on radon monitoring results, radon concentrations on the first floor for the approximately 72-hour monitor run time were generally below the EPA Action Level of 4.0 pCi/L and radon concentrations on the ground level significantly exceeded 4.0 pCi/L, with concentrations reaching up to 13 pCi/L within 42-hour monitor run time. Analytical results of the ACC air samples collected on the first floor of the residence indicated radon concentrations below 4.0 pCi/L. Analytical results of the ACC air samples collected on the ground level of the residence indicated radon concentrations in exceedance of 4.0 pCi/L. Radon concentration was 7.0 pCi/L in ACC air sample collected from the basement. Radon concentration was 11 pCi/L and 10.9 pCi/L, respectively in ACC air sample and field duplicate, collected from the crawl space located on the ground level.

A total of 13 grab soil samples, including one field duplicate, were collected at various depth intervals from select test pits and the one soil boring located throughout the Site. The soil samples were analyzed for target analyte list (TAL) volatile organic compounds (VOCs), TAL semivolatile organic compounds (SVOCs), TAL pesticides, polychlorinated biphenyls (PCBs), herbicides, and TAL metals including mercury, and cyanide. Analytical results were compared against EPA Removal Management Levels (RMLs) for Residential Soil, dated November 2020, and New York State Department of Environmental Conservation (NYSDEC) Residential Use Soil Cleanup Objectives (RUSCO), dated May 2010. Based on analytical results, concentrations of TAL VOCs, TAL SVOCs, TAL pesticides, PCBs, and herbicides were either not detected or below the EPA RMLs and NYSDEC RUSCOs. Except for barium, mercury, and thallium, concentrations of all other TAL metals and cyanide were either not detected or below the EPA RMLs and NYSDEC RUSCOs. Concentrations of barium exceeded the NYSDEC RUSCO of 350 mg/kg in two soil samples collected from one test pit at depths 6-12 and 12-18 inches bgs., respectively. Concentrations of mercury exceeded the NYSDEC RUSCO of 0.73 mg/kg in soil sample collected from one test pit at depths 30-36 inches bgs. Concentrations of thallium exceeded the EPA RML of 0.78 mg/kg in three soil samples respectively collected from three test pits at depths 0-6, 12-18, and 18-24 inches bgs., respectively.

A total of three composite soil samples, including one field duplicate, were collected at various depth intervals from the one soil boring in the residence, and select test pits located throughout the Site for toxicity characteristic leaching procedure (TCLP) VOCs, TCLP SVOCs, TCLP pesticides, TCLP herbicides, TCLP metals including mercury, and Resource Conservation and Recovery Act (RCRA) characteristics, analyses. Analytical results were compared against the EPA Maximum

Concentration of Contaminants (MCCs) for toxicity characteristic as determined by TCLP, dated October 2009. Based on analytical results, concentrations of target analytes were either not detected or below the EPA MCCs. The pH of the soil samples was slightly basic, ranging from 8.4 J (estimated value) - 8.61 J.

A total of 58 soil samples, including three field duplicates, were collected at various depth intervals from the one soil boring in the residence, and 12 test pits located throughout the Site for radiochemistry analysis. Analytical results were compared against the Site-Specific Action Levels (SSALs). Based on analytical results, concentrations of the following target radionuclides, including U-233/234, U-238, Ac-228, Bi-212, Pb-212, Ra-226, Ra-228, and Tl-208, exceeded their respective SSALs in 35 of the 58 soil samples, including two field duplicates. Additionally, concentrations of Th-234 exceeded the EPA SSAL in three soil samples. Generally, one or more target radionuclides exceeded their respective SSALs in 47 of the 58 soil samples, including two field duplicates.

2.0 Scope of Work

As part of the scope of work for the Removal Assessment at the Site, START V was tasked by EPA with providing support for procuring the services of a NRSB-certified Company to perform post-mitigation air monitoring for radon and air sampling for laboratory radon analysis.

3.0 On-Site Personnel

Name	Affiliation	Duties On-site
Peter Lisichenko	U.S. Environmental Protection Agency (EPA), Region II	On-Scene Coordinator
Rick Pezzino	Accu-View Property Inspections, Inc. (Accu-View)	Air Monitoring and Sampling

4.0 Site Activities and Observations

Following the pre-mitigation radon sampling event conducted in August 2020, which revealed that frequently occupied living spaces within the on-Site residence had concentrations of radon that exceeded the EPA Action Level of 4.0 pCi/L for radon; on February 12 through 15, 2021, under EPA oversight, personnel from START V-procured, NRSB-certified Company, Accu-View Property Inspections (Accu-View), performed post-mitigation air monitoring and sampling for radon in the on-Site residence.

Two CRMs were deployed in the on-Site residence, one in the basement utility room and one in the living room on the first floor, for real-time data collection and a total of 11 ACCs were deployed for air sampling in frequently occupied living spaces throughout the residence. The two CRMs and 11 ACC air samples, including two field duplicates, and two field blanks, were picked up from the residence on February 15, 2021. The ACC air samples were shipped by Accu-View to Radon Testing Corporation of America (RTCA) in Elmsford, New York for radon analysis.

Refer to Attachment B, Table 1: Sample Collection and Validated Analytical Results - Radon Summary Table and Attachment C: Accu-View Canister Placement Worksheet.

5.0 Radon Monitoring and Sampling Methodology

All field sampling activities were performed in accordance with the START V Site-Specific Health and Safety Plan (HASP) and Site-Specific Uniform Federal Policy (UFP) Quality Assurance Project Plan (QAPP), and EPA's Environmental Response Team (ERT)/Scientific, Engineering, Response & Analytical Services (SERAS) contractor's Standard Operating Procedure (SOP) Number (No.) 2001: *General Field Sampling Guidelines*.

Radon Monitoring: Radon monitoring was performed in accordance with the guidelines presented in the American National Standards Institute (ANSI)/American Association of Radon Scientists and Technologists (AARST) *Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings* (MAMF 2012). Two CRMs (Model: Radalink AirCat Continuous Blind Radon Monitor, Serial Numbers [S/Nos.]: 1852 and 2455) were deployed in the residence by Accu-View. One CRM (S/No.: 1852) was deployed in the basement utility room and one CRM (S/No.: 2455) was deployed in the living room on the first floor. CRMs use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. Once activated, the monitors ran for approximately 72 hours and collected and stored real-time data, including radon concentrations and weather information comprising temperature, humidity, wind speed and direction, and barometric pressure.

Radon Sampling: Accu-View provided field support for identifying radon canister placement locations in living spaces of the residence, placing the canisters, picking up the canisters, and delivering to the assigned laboratory for radon analysis. Passive ACCs were utilized to conduct short-term radon sampling tests that lasted approximately 72 hours. Canister placement was in accordance with the guidelines presented in ANSI/AARST MAMF 2012 and as directed by EPA. Radon test locations were focused on frequently occupied spaces in the building. Bathrooms, kitchens, utility closets, and hallways were not tested to avoid biased results. The canisters were raised no less than approximately 20 inches above the ground, and where possible, away from draft and vents. The samples were collected for definitive data and QA/QC objective.

6.0 Laboratory Receiving Samples

The following laboratory was utilized for sample analysis during the February 2021 radon sampling event.

Laboratory Name/Location	Sample Type	Analysis
Radon Testing Corporation of America (RTCA) 2 Hayes Street Elmsford NY 10523	Activated Charcoal Canister (ACC)	Radon

7.0 Radon Monitoring Results

The post-mitigation air monitoring results for radon were compared against the EPA Action Level of 4.0 pCi/L for radon and results from the pre-mitigation radon monitoring event conducted at the Site in August 2020. Based on radon monitoring result (Test No. 1852-351) generated by the CRM (S/N: 1852) that was deployed in the basement (ground level), average radon concentration

was 0.1 pCi/L. Based on radon monitoring result (Test No. 2455-219) generated by the CRM (S/N: 2455) that was deployed in living room (first floor), average radon concentration was less than (<) 0.5 pCi/L. Based on these results, radon concentrations throughout the residence was below the EPA Action Level of 4.0 pCi/L for radon.

Refer to Attachment D: Data Validation Report.

8.0 Radon Analytical Results

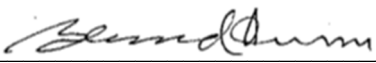
The validated analytical results of the post-mitigation radon samples were compared against the EPA Action Level of 4.0 pCi/L for radon and validated analytical results from the pre-mitigation radon sampling event conducted in the residence in August 2020. Based on validated analytical results of the post-mitigation radon samples, radon concentrations throughout the residence were well below the EPA Action Level of 4.0 pCi/L.

Refer to Attachment B, Table 1: Sample Collection and Validated Analytical Results - Radon Summary Table and Attachment D: Data Validation Report.


9.0 Conclusion

On February 12 through 15, 2021, START V-procured, NRSB-certified Company, Accu-View, performed air monitoring and sampling for radon at the Site. The air monitoring and sampling events were conducted as part of Removal Assessment activities under EPA oversight to verify if the radon mitigation system installed in the on-Site residence by EPA is effectively removing elevated concentrations of radon from living spaces within the residence. Two CRMs were deployed in the residence, one in the basement utility room and one in the living room on the first floor, for real-time data collection and a total of 11 ACC air samples, including two field duplicates, and two field blanks, were collected from frequently occupied living spaces throughout the residence.

The post-mitigation radon monitoring and analytical results were compared against the EPA Action Level of 4.0 pCi/L for radon and the pre-mitigation radon monitoring and analytical results from the Removal Assessment event conducted at the Site in August 2020. Based on the post-mitigation radon monitoring results respectively generated by the two CRMs and post-mitigation radon analytical results, radon concentrations throughout the residence were well below the EPA Action Level of 4.0 pCi/L.

Report prepared by: 
Bernard Nwosu
START V Site Project Manager

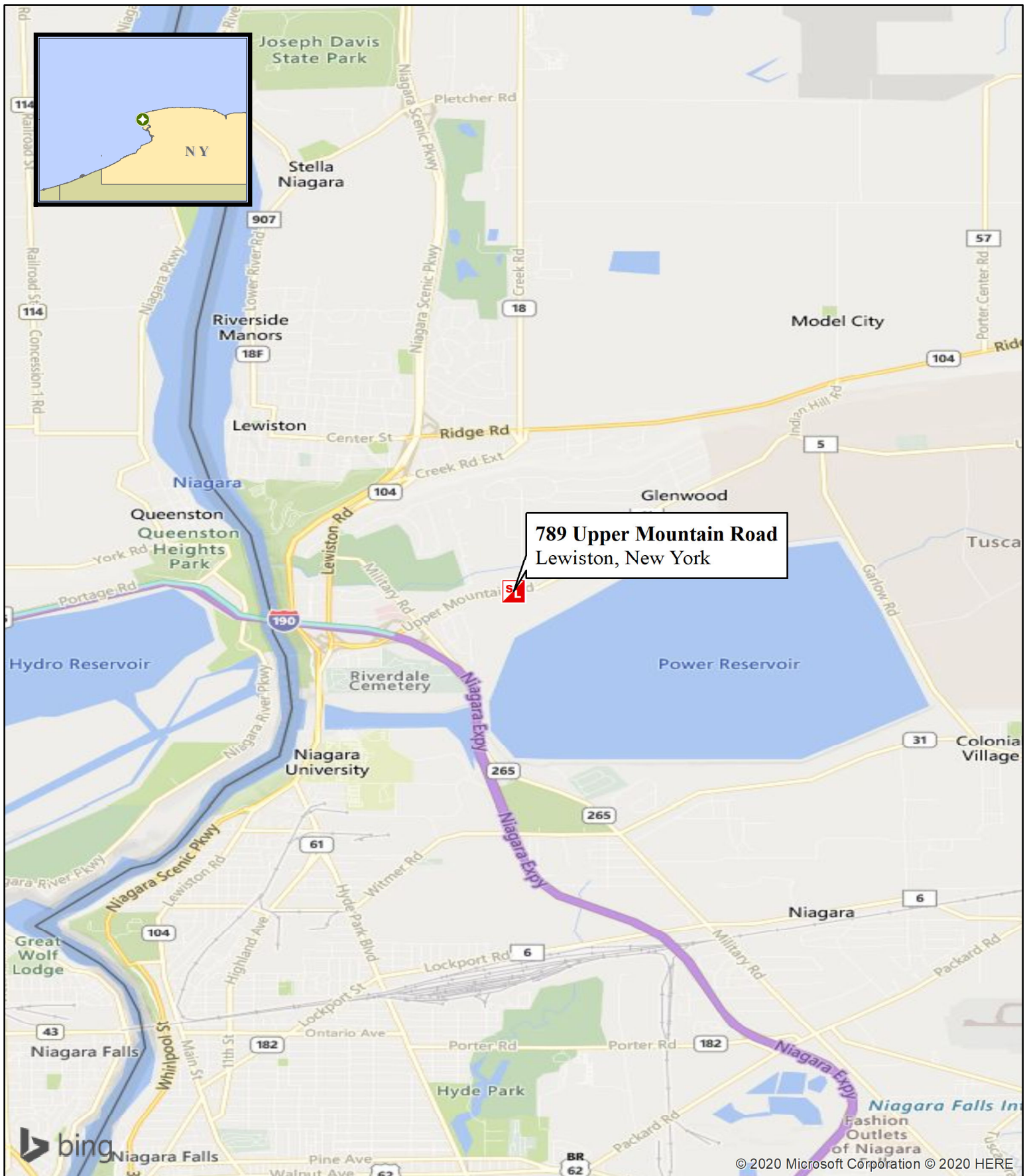
03/02/2021
Date

Report reviewed by: 
Bernard Nwosu
START V Group Leader

03/02/2021
Date

ATTACHMENT A

Figure



Legend



Site Location



0 0.325 0.65 1.3 1.95 2.6 Miles



Weston Solutions, Inc.
Federal East Division

In Association With
Eco-Risk; Avatar Environmental, LLC;
Pro-West & Associates, Inc.;
On-Site Environmental, Inc.;
and Sovereign Consulting, Inc.

Figure 1: Site Location Map

789 Upper Mountain Road
Lewiston, New York

U.S. ENVIRONMENTAL PROTECTION AGENCY
SUPERFUND TECHNICAL ASSESSMENT
& RESPONSE TEAM V
CONTRACT # 68HE0319D0004

GIS ANALYST:	M. LANG
EPA OSC:	P. LISCHENKO
START V SPM:	B. NWOSU
CHARGE #:	40200.021.036.2019

DATE MODIFIED: 7/21/2020

ATTACHMENT B

Table

Table 1: Sample Collection and Validated Analytical Results - Radon Summary Table
789 Upper Mountain Road Site
Lewiston, Niagara County, New York
August 2020 and February 2021

Post-Mitigation Radon Sampling (February 12 through 15, 2021)										
START V Sample No.	Canister Serial No.	Result (pCi/L)	Sample Media	Start		Stop		Sample Type	Floor	Location
				Date	Time	Date	Time			
789UMR-AA01--021521-01	2900094	0.1	Charcoal Canister	2/12/2021	15:03	2/15/2021	15:51	Field Sample	Second	Master Bedroom
789UMR-AA01-021521-02	2900076	0.2	Charcoal Canister		15:03		15:51	Field Duplicate	Second	Master Bedroom, Duplicate of canister # 2900094
BLK-021521-01	2900138	0.1	Charcoal Canister		15:39		15:51	Field Blank	Second	Master Bedroom
789UMR-AA03-021521-01	2900108	0.3	Charcoal Canister		15:07		15:54	Field Sample	Second	Office/Bedroom
789UMR-AA04-021521-01	2900097	0.5	Charcoal Canister		15:09		15:55	Field Sample	Second	Guest Room
789UMR-AA05-021521-01	2900078	0.3	Charcoal Canister		15:20		15:57	Field Sample	First	Living Room
789UMR-AA06-021521-01	2900087	0.3	Charcoal Canister		15:22		16:02	Field Sample	First	Kitchen/Dining Room
789UMR-AA07-021521-01	2900106	0.8	Charcoal Canister		15:32		16:07	Field Sample	Basement	South East End
BLK--021521-02	2900072	0.1	Charcoal Canister		15:32		16:07	Field Blank	Basement	South East End
789UMR-AA09-021521-01	2900098	0.5	Charcoal Canister		15:37		16:09	Field Sample	Crawl Space	Crawl Space
789UMR-AA09-021521-02	2900105	0.6	Charcoal Canister		15:37		16:09	Field Duplicate	Crawl Space	Crawl Space, Duplicate of canister # 2900098

Pre-Mitigation Radon Sampling (August 10 through 13, 2020)										
START V Sample No.	Canister Serial No.	Result (pCi/L)	Sample Media	Start		Stop		Sample Type	Floor	Location
				Date	Time	Date	Time			
789UMR-AA001-01	2856649	1.8	Charcoal Canister	8/10/2020	14:02	8/13/2020	13:59	Field Sample	Second	Master Bedroom
OFF-BLK-200813-01	2856720	0.1	Charcoal Canister		14:02		13:59	Office Blank	Second	Master Bedroom
789UMR-AA003-01	2856642	1.6	Charcoal Canister		14:10		14:02	Field Sample	Second	Office/Bedroom
789UMR-AA004-01	2856647	2.1	Charcoal Canister		14:12		14:03	Field Sample	Second	Guest Room
789UMR-AA005-01	2856648	2.2	Charcoal Canister		14:23		14:08	Field Sample	First	Living Room, South East
789UMR-AA006-01	2856656	2.3	Charcoal Canister		14:28		14:10	Field Sample	First	Kitchen/Dining Room
789UMR-AA007-01	2856657	7.0	Charcoal Canister		14:40		14:16	Field Sample	Basement	South East End
FLD-BLK-200813-01	2856636	0.2	Charcoal Canister		14:40		14:16	Field Blank	Basement	South East End
789UMR-AA009-01	2856628	11.0	Charcoal Canister		14:48		14:22	Field Sample	Crawl Space	Crawl Space
789UMR-AA009-02	2856652	10.9	Charcoal Canister		14:48		14:22	Field Duplicate	Crawl Space	Crawl Space Duplicate of canister # 2856628
BLK-200813-01	2856702	0.2	Charcoal Canister		14:48		14:25	Blank	Crawl Space	Blank

Notes:

START V - Superfund Technical Assessment & Response Team V

No. - Number

pCi/L - picocuries per liter

U.S. Environmental Protection Agency's (EPA's) Site-Specific Action Level (SSAL) for radon is 4.0 pCi/L

Result equals or exceeds the EPA SSAL

ATTACHMENT C

Accu-View Canister Placement Worksheet

ACCU-VIEW PROPERTY INSPECTIONS, INC.

Post Office Box 641, East Amherst, NY 14051 * 716.882.2200 * NYS License #16000005200

Laboratory: Radon Testing Corp. of America
2 Hayes Street
Elmsford, NY 10523
914-345-3380

Placement Specialist: Richard F Pezzino
Accu-View Property Inspections, Inc.
716-882-2200
rick@AccuviewInspections.com
Radon Measurement Specialist - NRSB #1SS0032

Test Site Address: 789 Upper Mountain Road
Lewiston, NY 14092

County: Niagara

Start Date: February 12, 2021

Stop Date: February 15, 2021

Weather During Test: Cold/Cloudy

Total Number of Canisters: 11

- **Please provide test results in PDF and EXCEL Spreadsheet formats**

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

Bar Code Label

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900076



Start Time: 3:03 PM Stop Time: 3:51 PM

Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900094



Start Time: 3:03 PM Stop Time: 3:51 PM

Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900108



Start Time: 3:07 PM Stop Time: 3:54 PM

Room # or other identifier: Office Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900097



Start Time: 3:09 PM Stop Time: 3:55 PM

Room # or other identifier: Bedroom Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900078



Start Time: 3:20 PM Stop Time: 3:57 PM

Room # or other identifier: Liv Rm Floor: 1 = CRM # 2455

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900087



Start Time: 3:22 PM Stop Time: 4:02 PM

Room # or other identifier: Kitchen Floor: 1

Please circle if QA Measurement: Blank Duplicate

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

Bar Code Label

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900072



Start Time: 3:32 pm Stop Time: 4:07 pm
Room # or other identifier: SE Floor: Basement

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900106



Start Time: 3:32 pm Stop Time: 4:07 pm
Room # or other identifier: SE Floor: Basement

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900105



Start Time: 3:37 pm Stop Time: 4:09 pm
Room # or other identifier: CRAWL SPACE Floor: _____

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900098



Start Time: 3:37 pm Stop Time: 4:09 pm
Room # or other identifier: CRAWL SPACE Floor: _____

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900138



Start Time: 3:39 pm Stop Time: 3:51
Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate

CRM
#1850

ATTACHMENT D

Data Validation Report



Weston Solutions, Inc.
1090 King Georges Post Road, Suite 201
Edison, New Jersey 08837-3703
Phone: 732-585-4400
www.westonsolutions.com

SUPERFUND TECHNICAL ASSESSMENT & RESPONSE TEAM V
EPA CONTRACT NO.: 68HE0319D0004

START V-02-F-0064

TRANSMITTAL MEMO

To: Mr. Peter Lisichenko, On-Scene Coordinator
Superfund and Emergency Management Division
U.S. EPA, Region II

From: Smita Sumbaly, Data Reviewer
START V, Region II

Subject: 789 Upper Mountain Road Site
Data Validation Assessment

Date: March 2, 2021

The purpose of this memo is to transmit the following information:

- Data validation results for the following parameters:

Radon Testing	11 Samples
---------------	------------
- Matrices and Number of Samples

Indoor Air	9 Samples
Field Blank	2 Samples
- Sampling Dates: February 12, through 15, 2021

The final data assessment narrative and original analytical data package are attached.

cc: START V SPM: Bernard Nwosu
START V SITE FILE TD #: TO-0036-0019
START V ANALYTICAL TD #: TO-0036-0054
TASK#: 2054



U.S. ENVIRONMENTAL PROTECTION AGENCY

MEMORANDUM

DATE: March 2, 2021

TO: Peter Lisichenko, On-Scene Coordinator
U.S. EPA, Region II

FROM: Smita Sumbaly
START V Data Review Team

SUBJECT: QA/QC Compliance Review Summary

As requested quality control and performance measures for the data packages noted have been examined and compared to EPA standards for compliance. Measures for the following general areas were evaluated as applicable:

Field Blank	Office Blank
Field Duplicates	Blanks
Data Completeness	Continuous Radon Monitor (CRM)

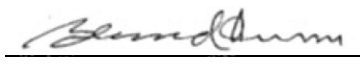
Any statistical measures used to support the following conclusions are attached so that the review may be reviewed by others.

Summary of Results

Radon Testing

Acceptable as Submitted	<u> X </u>
Acceptable with Comments	<u> </u>
Unacceptable, Action Pending	<u> </u>
Unacceptable	<u> </u>

Data Reviewed by: Smita Sumbaly Date: 03/02.2021

Approved By:  Date: 03/02/2021

Area Code/Phone No.: (732) 585-4410

NARRATIVE

RFP#/TASK No. – 645/2054

SITE NAME: **789 Upper Mountain Road Site**
Lewiston
Niagara County
New York

Laboratory Name: Accu-View Property Inspection, Inc., P.O. Box 641, East Amherst, NY 14051 (deploy and retrieve canisters) and Radon Testing Corporation of America (RTCA), 2 Hayes Street, Elmsford, NY 10523 (Radon Testing).

INTRODUCTION:

The laboratory's portion of this case consisted of 11 air samples, including two field blanks and two field duplicates for radon testing. All samples were collected on February 12 through 15, 2021.

The laboratory reported no problem(s) with the receipt of these samples:

The laboratory reported no problems with the analyses of Radon Testing.

The evaluator has commented on the criteria specified under each fraction heading. All criteria have been assessed, but no discussion is given where the evaluator has determined that criteria were adequately performed or require no comment. Details relevant to these comments are given on the following forms.

Appropriate Form Is and Chain of Custody have been copied from the original data package and appended to the data assessment narrative for reference.

STANDARD OPERATING PROCEDURE

Title: Evaluation of Radon Measurements
Data Assessment Narrative

Inorganic Data Review Narrative

Site: 789 Upper Mountain Road Site	RFP# 645 TASK # 2054 Matrix: 11 Air
Sampling Team: Accu-View Property Inspection Inc.	
Laboratory: Radon Testing Corporation of America	
Reviewer: Smita Sumbaly	

Data Case Description:

On February 12 through 15, 2021, under oversight of the U. S. Environmental Protection Agency, Region II (EPA) On-Scene Coordinator (OSC), Weston Solutions, Inc., Superfund Technical Assessment & Response Team V (START V) subcontracted New York-certified radon technician from Accu-View Property Inspection Inc., collected 11 radon samples, including two field duplicates, and two field blanks, from the 789 Upper Mountain Road Site located at 789 Upper Mountain Road, Lewiston, Niagara County, New York. Activated Charcoal Canisters (ACCs) were deployed by the radon technician over a 72-hour period, on February 12, 2021 and retrieved on February 15, 2021. Co-located ACCs were placed side-by-side, approximately 4 inches apart. After retrieving the samples, the radon technician shipped all 11 radon samples to Radon Testing Corporation of America (RTCA) located at 2 Hayes Street, Elmsford, New York, for radon testing.

The placement of the ACCs was performed by the radon technician in accordance with the guidelines presented in the American National Standards Institute (ANSI)/American Association of Radon Scientists and Technologists (AARST) *Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings* (MAMF 2012) and as directed by the EPA OSC. All radon testing was performed in accordance with the EPA protocol for the analysis of radon in air (EPA 402-R-92-004) and RTCA standard operating procedure (SOP) for radon in air.

The radon technician also set-up a Radalink AirCat Continuous Radon Monitor (CRM) in the living room and the finished basement of the residence located on the Site. CRMs use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for approximately 72 hours period of time. The radon technician reported average radon concentrations at less than (<) 5 picoCuries per liter (pCi/L) for the living room and 1.0 pCi/L for the finished basement.

Client identification (ID) and laboratory ID numbers are as follows:

START V Sample No.	Canister ID No.	Sample Location	Canister Type	Analysis	Canister Deployed	Canister Retrieved
789 Upper Mountain Road						
BLK-- 021521-02	2900072	Bsmt=SE End BL	Charcoal Canister	Radon Testing	02/12/2021 @ 15:32	02/15/2021 @ 16:07
789UMR-AA01- 021521-02*	2900076*	2nd FL=Mstr Bed Rm DP			02/12/2021 @ 15:03	02/15/2021 @ 15:51

STANDARD OPERATING PROCEDURE

Title: Evaluation of Radon Measurements
Data Assessment Narrative

START V Sample No.	Canister ID No.	Sample Location	Canister Type	Analysis	Canister Deployed	Canister Retrieved
789 Upper Mountain Road - Continued						
789UMR-AA05-021521-01	2900078	1st FL=Living Rm	Charcoal Canister	Radon Testing	02/12/2021 @ 15:20	02/15/2021 @ 15:57
789UMR-AA06-021521-01	2900087	1st FL=Kitchen			02/12/2021 @ 15:22	02/15/2021 @ 16:02
789UMR-AA01--021521-01	2900094	2nd FL=Mstr Bed Rm DP			02/12/2021 @ 15:03	02/15/2021 @ 15:51
789UMR-AA04-021521-01	2900097	2nd FL=Bed Rm			02/12/2021 @ 15:09	02/15/2021 @ 15:55
789UMR-AA09-021521-01	2900098	Crawl Space			02/12/2021 @ 15:37	02/15/2021 @ 16:09
789UMR-AA09-021521-02**	2900105**	Crawl Space			02/12/2021 @ 15:37	02/15/2021 @ 16:09
789UMR-AA07-021521-01	2900106	Bsmt = SE End			02/12/2021 @ 15:32	02/15/2021 @ 16:07
789UMR-AA03-021521-01	2900108	2nd FL=Office			02/12/2021 @ 15:07	02/15/2021 @ 15:54
BLK-021521-01	2900138	2nd FL=Mstr Bed Rm BL			02/12/2021 @ 15:39	02/15/2021 @ 15:51

* A field duplicate of (co-located with) sample # 789UMR-AA01-021521-01/canister# 2900094.

** A field duplicate of (co-located with) sample # 789UMR-AA09-021521-01/canister# 2900098.

FL - Floor

SE - South East

BL - Blank

Bed-Bedroom

Mstr - Master

Bsmt - Basement

DP - Duplicate

Rm - Room

Technical Review:

All samples were reviewed for the following quality control (QC) parameters. All QC results were evaluated, but only non-compliant QC observations, if any, are discussed in detail in this report.

- Field Duplicate
- Field Blank
- CRM

STANDARD OPERATING PROCEDURE

Title: Evaluation of Radon Measurements
Data Assessment Narrative

Field Duplicate:

START V Sample No.	Canisters ID N0.	Sample/Field Duplicate Result	Average (M)	RPD
789UMR-AA01--021521-01	2900094	0.2 pCi/L	0.15 pCi/L	66.7%
789UMR-AA01-021521-02*	2900076*	0.1 pCi/L		
789UMR-AA09-021521-01	2900098	0.5 pCi/L	0.55 pCi/L	18.2%
789UMR-AA09-021521-02**	2900105**	0.6 pCi/L		

According to Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings, co-located ACCs (field duplicates) were deployed at a rate of one per unit of the measurement location. Field duplicate pair measurements greater than or equal to (\geq) 4.0 pCi/L should produce a Relative Percent Difference (RPD) greater than ($>$) 36% no more than 1% of the time. In the above field duplicate pairs, all the samples and duplicates measured <4.0 pCi/L. Therefore, no action was required.

Also, if one duplicate is ≥ 4.0 pCi/L and the other < 4.0 pCi/L, the higher result may not be twice or more than the other. In the above field duplicate pairs, both sample and duplicate results are above 4.0 pCi/L, the precision of the duplicate measurement is acceptable.

$$RPD = \frac{[(D1-D2)/(D1 + D2/2)]}{1} \times 100\%$$

Field Blanks

START V Sample No.	Canisters ID No.	Sample Location	Blank Concentration	QC Limit
BLK--021521-02	2900072	Bsmt=SE End	0.1 pCi/L	<4.0 pCi/L
BLK-021521-01	2900138	2nd FL=Mstr Bed Rm	0.1 pCi/L	<4.0 pCi/L

Field blanks measurements are well below 4.0 pCi/L, so no qualification was required.

Continuous Radon Monitor (CRM)

The average radon level measured for CRM Test Number 1852-351 was 1.0 pCi/L for basement.

The average radon level measured for CRM Test Number 2455-219 was <0.5 pCi/L for living room.

Radon concentrations for all 11 samples were reported below the EPA action level of 4.0 pCi/L.

STANDARD OPERATING PROCEDURE

Title: Evaluation of Radon Measurements
Data Assessment Narrative

Contract Problems/Non-Compliance:

Laboratory performed the average radon level measured for CRM Number 1852-351, but in excel file and lab report lab entered CRM #1858. Data reviewer contacted Accu-view Property Inspection Inc. to verify the correct CRM number. Accu-view Property Inspection Inc. notified that correct CRM # is 1852 not 1858, data reviewer manually made a correction in lab report and initialed it.

Reviewer's

Signature: Smita Sumbaly 

Date: 03/02/2021

Verified By: _____

Date: _____

Analytical Data Summary Table - Radon Testing
789 Upper Mountain Road Site
Sampling Dates: February 12 through 15, 2021

START V Sample No.	Canisters ID No.	Sample Location	Canister Type	Analysis	Radon Level
789 Upper Mountain Road					
BLK--021521-02	2900072	Bsmt=SE End BL	Charcoal Canister	Radon Testing	0.1 pCi/L
789UMR-AA01-021521-02*	2900076*	2nd FL=Mstr Bed Rm DP	Charcoal Canister	Radon Testing	0.2 pCi/L
789UMR-AA05-021521-01	2900078	1st FL=Living Rm	Charcoal Canister	Radon Testing	0.3 pCi/L
789UMR-AA06-021521-01	2900087	1st FL=Kitchen	Charcoal Canister	Radon Testing	0.3 pCi/L
789UMR-AA01--021521-01	2900094	2nd FL=Mstr Bed Rm DP	Charcoal Canister	Radon Testing	0.1 pCi/L
789UMR-AA04-021521-01	2900097	2nd FL=Bed Rm	Charcoal Canister	Radon Testing	0.5 pCi/L
789UMR-AA09-021521-01	2900098	Crawl Space	Charcoal Canister	Radon Testing	0.5 pCi/L
789UMR-AA09-021521-02**	2900105**	Crawl Space	Charcoal Canister	Radon Testing	0.6 pCi/L
789UMR-AA07-021521-01	2900106	Bsmt = SE End	Charcoal Canister	Radon Testing	0.8 pCi/L
789UMR-AA03-021521-01	2900108	2nd FL=Office	Charcoal Canister	Radon Testing	0.3 pCi/L
BLK-021521-01	2900138	2nd FL=Mstr Bed Rm BL	Charcoal Canister	Radon Testing	0.1 pCi/L

* A field duplicate of (co-located with) sample # 789UMR-AA01-021521-01/canister# 2900094

** A field duplicate of (co-located with) sample # 789UMR-AA09-021521-01/canister# 2900098

liter

FL - Floor

Bed-Bedroom

Mstr - Master

BL - Blank

Rm - Room

SE - South East

DP - Duplicate

Bsmt - Basement

Site Radon Inspection Report

Date : 02/18/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 789 Upper Mountain Road
Lewiston, NY 14092-

Individual Canister Results

Canister ID# :	2900072	Test Start :	02/12/2021 @ 15:32
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 16:07
Location :	Bsmt = SE BL	Received:	02/18/2021 @ 12:48
Radon Level :	0.1 pCi/L	Analyzed:	02/19/2021 @ 10:41
CRM #1858	<i>2</i>		

Error for Measurement is: \pm 0.1 pCi/L

Canister ID# :	2900076	Test Start :	02/12/2021 @ 15:03
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:51
Location :	2nd FL=Mstr Bed Rm DP	Received:	02/18/2021 @ 12:48
Radon Level :	0.2 pCi/L	Analyzed:	02/19/2021 @ 11:05

Error for Measurement is: \pm 0.2 pCi/L

Canister ID# :	2900078	Test Start :	02/12/2021 @ 15:20
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:57
Location :	1st FL=Living Rm	Received:	02/18/2021 @ 12:48
Radon Level :	0.3 pCi/L	Analyzed:	02/19/2021 @ 10:57

CRM #2455

Error for Measurement is: \pm 0.1 pCi/L

Canister ID# :	2900087	Test Start :	02/12/2021 @ 15:22
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 16:02
Location :	1st FL=Kitchen	Received:	02/18/2021 @ 12:48
Radon Level :	0.3 pCi/L	Analyzed:	02/19/2021 @ 10:48

Error for Measurement is: \pm 0.2 pCi/L

Canister ID# :	2900094	Test Start :	02/12/2021 @ 15:03
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:51
Location :	2nd FL=Mstr Bed Rm DP	Received:	02/18/2021 @ 12:48
Radon Level :	0.1 pCi/L	Analyzed:	02/19/2021 @ 10:59

Error for Measurement is: \pm 0.1 pCi/L

Blond



Andreas C. George

Andreas C. George
Radon Measurement Specialist

NJ MES 11089

Dante Galan

Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0348
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNL2000201

Site Radon Inspection Report

Date : 02/18/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 789 Upper Mountain Road
Lewiston, NY 14092-

Individual Canister Results

Canister ID# :	2900097	Test Start :	02/12/2021 @ 15:09
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:55
Location :	2nd FL=Bed Rm	Received:	02/18/2021 @ 12:48
Radon Level :	0.5 pCi/L	Analyzed:	02/19/2021 @ 11:05
Error for Measurement is: ±	0.2 pCi/L		

Canister ID# :	2900098	Test Start :	02/12/2021 @ 15:37
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 16:09
Location :	Crawl Space	Received:	02/18/2021 @ 12:48
Radon Level :	0.5 pCi/L	Analyzed:	02/19/2021 @ 11:05
Error for Measurement is: ±	0.2 pCi/L		

Canister ID# :	2900105	Test Start :	02/12/2021 @ 15:37
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 16:09
Location :	Crawl Space	Received:	02/18/2021 @ 12:48
Radon Level :	0.6 pCi/L	Analyzed:	02/19/2021 @ 10:58

Average of Side by Side Canisters 0.6 pCi/L

Error for Measurement is: ± 0.2 pCi/L

Canister ID# :	2900106	Test Start :	02/12/2021 @ 15:32
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 16:07
Location :	Bsmt = SE End	Received:	02/18/2021 @ 12:48
Radon Level :	0.8 pCi/L	Analyzed:	02/19/2021 @ 10:58
CRM #18582			

Error for Measurement is: ± 0.2 pCi/L

Canister ID# :	2900108	Test Start :	02/12/2021 @ 15:07
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:54
Location :	2nd FL=Office	Received:	02/18/2021 @ 12:48
Radon Level :	0.3 pCi/L	Analyzed:	02/19/2021 @ 10:58
Error for Measurement is: ±	0.2 pCi/L		



Andreas C. George
Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan
Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0348
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNI 2000201

Site Radon Inspection Report

Date : 02/18/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 789 Upper Mountain Road
Lewiston, NY 14092-

Individual Canister Results

Canister ID# :	2900138	Test Start :	02/12/2021 @ 15:39
Canister Type :	Charcoal Canister 4 inch	Test Stop :	02/15/2021 @ 15:51
Location :	2nd FL=Mstr Bed Rm BL	Received:	02/18/2021 @ 12:48
Radon Level :	0.1 pCi/L	Analyzed:	02/19/2021 @ 10:41
Error for Measurement is: \pm	0.8 pCi/L		

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon (www.epa.gov/radon/pubs/citguide.html). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

For New Jersey clients: Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

For New York clients: If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free 1-800-458-1158.

PLEDGE OF ASSURED QUALITY

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or its consultants based on RTCA-provided results.



Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0346
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNL2000201

ACCU-VIEW PROPERTY INSPECTIONS, INC.

Post Office Box 641, East Amherst, NY 14051 * 716.882.2200 * NYS License #16000005200

Laboratory: Radon Testing Corp. of America
2 Hayes Street
Elmsford, NY 10523
914-345-3380

Placement Specialist: Richard F Pezzino
Accu-View Property Inspections, Inc.
716-882-2200
rick@AccuviewInspections.com
Radon Measurement Specialist - NRSB #1SS0032

Test Site Address: 789 Upper Mountain Road
Lewiston, NY 14092

County: Niagara

Start Date: February 12, 2021

Stop Date: February 15, 2021

Weather During Test: Cold/Cloudy

Total Number of Canisters: 11

- **Please provide test results in PDF and EXCEL Spreadsheet formats**

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

Bar Code Label

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900076



Start Time: 3:03 PM Stop Time: 3:51 PM

Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900094



Start Time: 3:03 PM Stop Time: 3:51 PM

Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900108



Start Time: 3:07 PM Stop Time: 3:54 PM

Room # or other identifier: Office Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900097



Start Time: 3:09 PM Stop Time: 3:55 PM

Room # or other identifier: Bedroom Floor: 2

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900078



Start Time: 3:20 PM Stop Time: 3:57 PM

Room # or other identifier: Liv Rm Floor: 1 = CRM # 2455

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900087



Start Time: 3:22 PM Stop Time: 4:02 PM

Room # or other identifier: Kitchen Floor: 1

Please circle if QA Measurement: Blank Duplicate

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

Bar Code Label

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900072



Start Time: 3:32 PM Stop Time: 4:07 PM
Room # or other identifier: SE Floor: Basement

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900106



Start Time: 3:32 PM Stop Time: 4:07 PM
Room # or other identifier: SE Floor: Basement

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900105



Start Time: 3:37 PM Stop Time: 4:09 PM
Room # or other identifier: CRAWL SPACE Floor: _____

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900098



Start Time: 3:37 PM Stop Time: 4:09 PM
Room # or other identifier: CRAWL SPACE Floor: _____

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2900138



Start Time: 3:39 PM Stop Time: 3:51
Room # or other identifier: Master Bed Floor: 2

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate

CRM
#18502



www.AccuviewInspections.com

Accu-View Property Inspections, Inc.

Post Office Box 641
Buffalo, New York 14051

716.882.2200 - Phone

425.962.1089 - E-Fax

e-mail: rick@AccuviewInspections.com

Inspector Name:

Richard F. Pezzino, ACI, RMS

New York State License #16000005200

South Carolina License #RBI 49379

American Society of Home Inspectors (ASHI)

ASHI Certified Inspector ID #250078

National Association of Home Inspectors (NAHI)

Certified Real Estate Inspector member #10-10248

New York State Department of Environmental Conservation

(Pest Inspector 7C License #T9847715)

National Radon Safety Board (NRSB)

Radon Measurement Specialist Certification #1SS0032.

American Association of Radon Scientists and Technologists - member #A6606

Confidential Inspection Report

789 Upper Mountain Road
Lewiston, NY 14092

February 12, 2021



Prepared for: Weston Solutions, Inc

This report is the exclusive property of the inspection company and the client whose name appears herewith
and its use by any unauthorized persons is prohibited.





Inspection Table of Contents

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

February 12, 2021 3:00 PM.

Client:

Weston Solutions, Inc
1400 Weston Way
West Chester, PA 19380

Inspection Site:

789 Upper Mountain Road
Lewiston, NY 14092

Property Occupied?

Yes.

People Present:

- Homeowner
- Peter Lisichenko, PG - EPA on-site coordinator.

Comments:

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004).

Building Characteristics:

Estimated Age:

1957.

Building Style & Type:

1 family, Split Level.

Stories:

2

Space Below Grade:

Basement, Crawl space.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Snow covered.

Outside Temperature (F):

24 F.

What is Radon?

Radon is a gas created in the soil from trace amounts of uranium and radium in the soil. These elements can be found everywhere in the world. Therefore, any building has the potential for elevated levels of radon. It is usually not a question of "Is there radon?" but rather, "How much radon is there?"

Radon comes from natural deposits of uranium and radium in the soil. Typically, it is not a result of manmade landfills or other suspicious sources.

Uranium breaks down to radium, which in turn decays into radon gas. Radon is an inert gas, which means that it does not react or combine with the elements in the ground. Because of this, radon gas can move up through the soil into the atmosphere, where it is easily diluted. However, when it enters a building constructed on top of this soil, it can build up and become a health concern.

People cannot see, taste or smell radon. There is no way that one can sense the presence of radon. Despite this, it can have a detrimental effect on people by increasing their likelihood of developing lung cancer.

RADON SCREENING

Radon Screening

Testing Technician:

Richard F Pezzino, RMS
National Radon Safety Board
Radon Measurement Specialist Certification #1SS0032.

E.P.A. Certified Laboratory:

Canisters:

RTCA
Radon Testing Corp of America
2 Hayes Street
Elmsford, New York 10523
NYS ELAP #10806

NOTE:

Analysis method number used by the Laboratory
EPA-402-R-92-004, New York

SM20-22 7500 Rn (-06)

Continuous Radon Monitor(CRM):

RADALINK, INC
5599 Peachtree Road
Atlanta, GA 30341
NYS Lab ID #11514.

Type of Screening Device Used:

Charcoal Canisters(AC)

Charcoal canisters are small flat containers filled with a measured amount of **activated charcoal**. The lid is usually perforated or screened to keep the charcoal from falling out. Once set, they are left unattended for at least 48 hours but not over 144 hours. The canister after the test period is then sealed and sent to an E.P.A. Listed Lab where the contents are analyzed. Analysis consists of counting the gamma radiation emission rate from the radon decay products resulting from the radon absorbed in the charcoal.

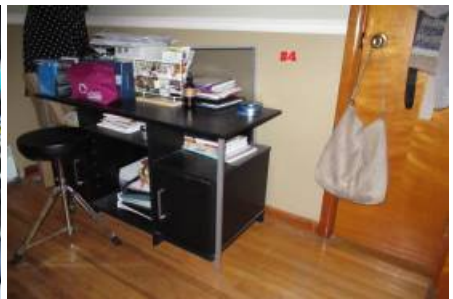
Continuous Radon Monitors

Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.

Number of Sampling Units Set:

4" Canisters: 11

CRM'S: 2.



Continuous Sampling Device # 1:

1st Floor Living Room.



Continuous Sampling Device # 2:

Basement Utility Room.



Duplicate or Sequential Sampling Taken:

- (2) - Duplicate - Test Canister # 1 & 2
9 & 10
- (1) - Field Blank - Test Canister # 8
- (1) - Office Blank - Test Canister 11.

Sampling Location:

- Crawlspace
- Basement
- 1st Floor
- 2nd Floor.

Lowest Living Level Type:

The lowest living level would be considered the Basement level. According to the E.P.A. Measurement Protocols, the lowest living level or levels suitable for occupancy shall have one primary measurement.

Testing Location:

Testing was performed at all levels of the home, including the crawlspace area.

Testing Location Minimum 20" Above Floor:

Yes.

Testing Location Minimum 12" From Exterior Door:

Yes.

High Winds Noted During The Sampling Period:

No.

Rain Noted During Screening Period:

None or minimal rain during the screening period.

Was the Exposure Time Over 48 Hours:

Yes.

Start Date:

February 12, 2021.

Start Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

Stop Date:

February 15, 2021.

Stop Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

Closed House Conditions:

Yes, the structure had been in a closed condition for at least 12 hours prior to the start time of the measurement period. A closed-house condition means that all windows shall be kept closed for a period of 12 hours prior to and during the measurement period and all entry or access doors also be kept closed except for normal entry and egress.

Non-Interference Agreement:

A written statement of non-interference request was left at the premises.

Radon Test In Progress Sign Posted:

Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.



Windows & Non-essential Doors Sealed:

The windows and doors were not sealed or tagged during the measurement period.

Test Limitations:

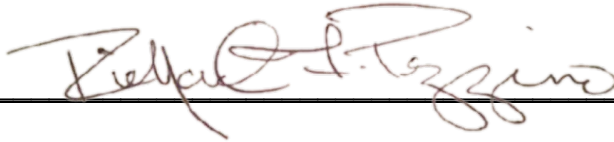
There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results..

Results Measurement & Recommendations:

The reported results indicate that Radon levels in the building tested are **BELOW** the United States Environmental Protection Agency (EPA) action level of **4.0 pC/L**.

- EPA recommended re-testing if living patterns change and/or any remodeling occurs to the building.
- EPA recommends re-testing your property every 2 years.

Signature

A handwritten signature in red ink, appearing to read "Robert L. Toppino".

Dated. 2/21/2021



CERTIFIED RADON REPORT

February 15, 2021

Test Number: 1852-351

Property Inspected: 789 Upper Mountain Road, Lewiston, NY 14092

Licensed Radalink Radon Inspector:

Test performed for:

Accu-View Property Inspections, Inc.

Weston Solutions, Inc

Richard Pezzino

PO Box 641

Buffalo, NY 14051

Phone: 716-882-2200

Fax: 452-962-1089

Calibrated: 12/24/2020 - 12/24/2021	Placed By: Richard Pezzino (1SS0032)	Temp. Pressure R.H.
Test Started: 02/12/2021 3:29 PM	Retrieved By: Richard Pezzino (1SS0032)	Min: 55.0 30.2 23
Test Ended: 02/15/2021 4:04 PM	Test Site: Unfinished Basement	Avg: 56.5 30.4 26
	Test Duration: 72 hours	Max: 60.0 30.5 30

AVERAGE RADON CONCENTRATION:

1.0 pCi/l

Test has met minimum EPA sampling duration.

Uncertainty: $\pm 2.16\%$

	02/12/2021		02/13/2021		02/14/2021		02/15/2021	
Time	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:29 am			1.6		0.8		1.3	
01:29			1.9		0.8		1.7	
02:29			0.6		0.7		1.3	
03:29			0.8		1.3		0.7	
04:29			0.5		1.4		1.7	
05:29			1.5		0.8		1.3	
06:29			0.7		1.3		1.1	
07:29			1.3		1.4		1.1	
08:29			1.3		0.6		0.9	
09:29			0.7		0.9		0.7	
10:29			0.8		1.7		0.6	
11:29			1.3		1.2		1.5	
12:29 pm			0.5		1.1		0.8	
01:29			1.3		1.3		1.2	
02:29			1.0		1.3		0.4	
03:29			1.4		1.4		0.4	
04:29	0.5		1.3		0.6			
05:29	1.1		1.3		1.2			
06:29	0.8		0.8		0.5			
07:29	0.9		0.5		1.1			
08:29	0.9		1.0		1.3			
09:29	0.9		1.3		1.1			
10:29	1.1		0.7		0.5			
11:29	1.1		0.6		1.1			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 1852-351

Property Inspected: 789 Upper Mountain Road
Lewiston, NY 14092

	02/12/2021			02/13/2021			02/14/2021			02/15/2021		
Time	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:29 am				57.0	30.5	23	57.0	30.2	27	57.0	30.4	27
01:29				57.0	30.5	23	55.0	30.2	27	57.0	30.4	27
02:29				57.0	30.5	23	55.0	30.3	27	57.0	30.4	27
03:29				57.0	30.5	23	55.0	30.3	27	57.0	30.4	27
04:29				57.0	30.4	23	55.0	30.3	27	57.0	30.3	27
05:29				55.0	30.4	23	55.0	30.3	27	57.0	30.4	27
06:29				57.0	30.4	23	55.0	30.3	26	57.0	30.4	27
07:29				57.0	30.5	23	55.0	30.4	27	57.0	30.4	27
08:29				55.0	30.4	23	55.0	30.4	27	57.0	30.4	27
09:29				57.0	30.5	23	55.0	30.4	27	57.0	30.3	26
10:29				57.0	30.4	23	55.0	30.4	27	57.0	30.4	26
11:29				55.0	30.4	23	55.0	30.4	27	57.0	30.4	26
12:29 pm				57.0	30.4	23	55.0	30.4	27	57.0	30.3	26
01:29				57.0	30.4	27	55.0	30.4	27	57.0	30.3	26
02:29				57.0	30.3	27	55.0	30.4	26	57.0	30.3	30
03:29				55.0	30.3	27	55.0	30.4	26	57.0	30.3	30
04:29	62.0	30.5	23	57.0	30.3	26	55.0	30.4	30			
05:29	60.0	30.5	27	57.0	30.3	27	57.0	30.4	26			
06:29	59.0	30.5	27	57.0	30.3	27	57.0	30.4	26			
07:29	59.0	30.5	23	57.0	30.3	27	57.0	30.4	26			
08:29	57.0	30.5	27	57.0	30.3	27	57.0	30.4	30			
09:29	57.0	30.5	23	57.0	30.2	27	57.0	30.4	26			
10:29	57.0	30.5	23	57.0	30.2	27	57.0	30.4	26			
11:29	57.0	30.5	23	57.0	30.2	27	57.0	30.4	27			

AVERAGE RADON CONCENTRATION:

1.0 pCi/l



Reviewed and certified by

Terry Howell

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NRPP 135791T

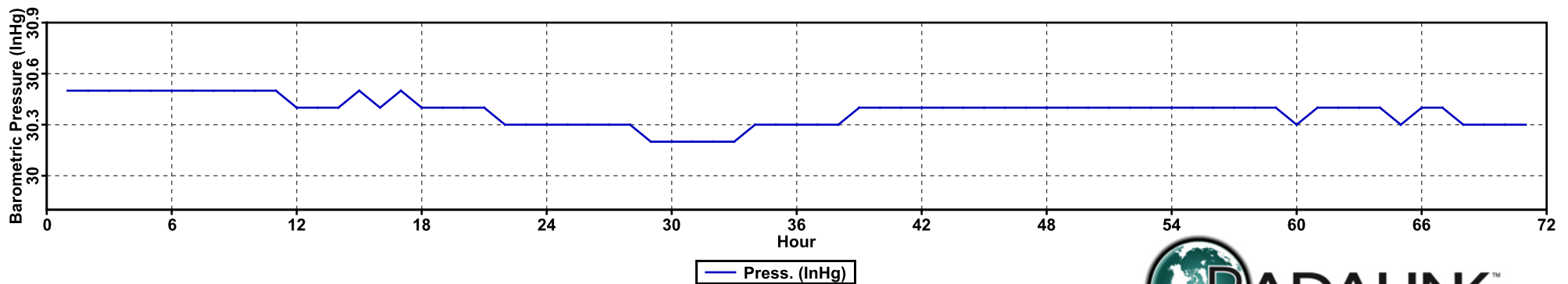
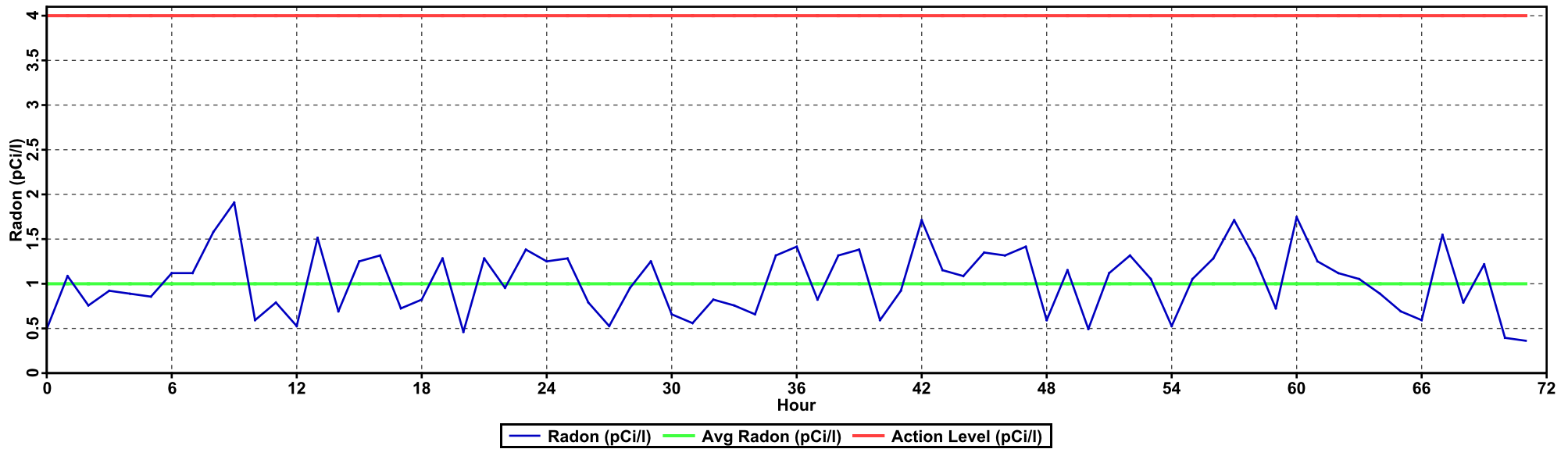
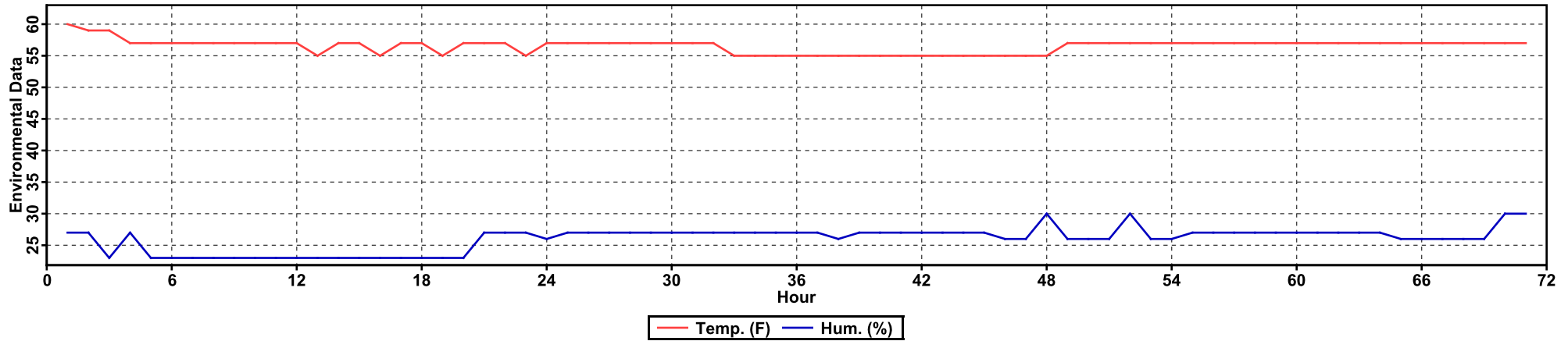
	Minimum	Average	Maximum	Variance
Temperature:	55.0	56.5	60.0	1.15
Barometric Pressure:	30.2	30.4	30.5	0.01
Relative Humidity:	23	26	30	3.56

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

MONITOR-TEST NUMBER: 1852-351



Property Inspected: 789 Upper Mountain Road, Lewiston, NY 14092

AVERAGE RADON CONCENTRATION: 1.0 pCi/l





Date: 2021-02-15

Test Proviso

Re: Certified Radon Report #: 1852-351 Dated: 2021-02-15

Performed At: 789 Upper Mountain Road, Lewiston, NY 14092

This report does not contain results for every measurement performed at this address. Other locations within the dwelling were tested. In accordance with Illinois regulation, do not conclude mitigation is unnecessary until results of all measurements have been received and are below the 4 pCi/l Action Level. The state of Illinois recommends that a radon control system not be installed until all measurements have been received.



716-882-2200

www.AccuviewInspections.com

Authorization Agreement

The Radon Monitor being used to perform the radon survey of the dwelling referenced below has been approved by the U.S. Environmental Protection Agency for conducting radon measurements. The operator will conduct a radon survey for a minimum of 48 hours according to protocols designed for use in residences, as described in the EPA document, "Home Buyer's and Seller's Guide to Radon" (EPA 402-K-00-008). These guidelines were developed specifically to deal with the time-sensitive nature of home purchases and sales.

The following conditions must be maintained in order to achieve a valid test:

1. All exterior windows must be kept closed. Exterior doors must be kept closed except for momentary entry and exit.
2. The "closed house conditions" described above must have been maintained for 12 hours prior to the beginning of the test and sustained all during the test.
3. The radon monitor cannot be moved, covered, or tampered with in any way.
4. High volume, whole-house, and window fans shall not be operated. Fireplaces or wood stoves shall not be operated unless they are a primary heat source.
5. Heating and air conditioning (including permanently installed heat recovery ventilators) should operate normally. Window unit air conditioners shall operate only in the re-circulation mode.

EPA recommends that radon measurements conducted for real estate transactions be performed using tamper-detection techniques. Be alerted that the Radon Monitor is equipped with the ability to detect and record when the monitor is moved and anytime the power source is changed. Hourly readings will record any unusual swings in the radon concentration, temperature, relative humidity and barometric pressure. At his discretion, the tester may nullify the test result if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller may incur the cost of a retest in the amount of \$200.00

Authorization Signatures

I, as the undersigned responsible individual, understand all the above conditions and restrictions, and agree to inform all the occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon test period.

<p>_____ <i>Responsible Individual Signature</i> 789 Upper Mountain Rd. Lewisdon NY _____ <i>Address of Property being Tested under this Authorization Agreement</i></p>	<p>_____ <i>Title (owner, real estate agent, other)</i> <i>Radon Measurement Technician Signature (Witness)</i></p>	<p>2/12/2021 _____ <i>Date</i></p>
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PLEASE CALL/TEXT 716-882-2200 TO SET UP PICK-UP TIME



#7 & 8 - CRM #1852

HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE LOCATION(S) TESTED DURING THE MEASUREMENT PERIOD

These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the World Health Organization (WHO) and the U.S. Surgeon General recommend testing all homes for radon and mitigating those with an average concentration above the U.S. EPA action level of 4 picocuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, mitigation may provide additional reduction of the risk of lung cancer. Find more information at Radalink.com/results.

The Radalink Radon TeleMonitor (NRPP Device # 00472, NRSB Device # 31814) or **The Radalink AirCat® Monitor** (NRPP Device # 00477, NRSB Device # 31815) used to perform this test is EPA, NRSB and/or NRPP approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NRPP certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. Find a licensed mitigator at Radalink.com/mitigators. For more information on how to reduce your radon health risk, contact your state radon office:

Alabama	800-582-1866	Illinois	217-782-1325	Montana	800-546-0483	Rhode Island	401-222-7796
Alaska	907-269-8000	Indiana	800-272-9723	Nebraska	402-471-1005	South Carolina	800-768-0362
Arizona	602-255-4845	Iowa	800-383-5992	Nevada	888-723-6610	South Dakota	800-438-3367
Arkansas	501-661-2301	Kansas	800-693-5343	New Hampshire	603-271-4052	Tennessee	800-232-1139
California	800-745-7236	Kentucky	502-564-4856	New Jersey	800-648-0394	Texas	800-293-0753
Colorado	800-846-3986	Louisiana	225-765-0160	New Mexico	505-476-8608	Utah	800-458-0145
Connecticut	860-509-7367	Maine	207-287-5743	New York	800-458-1158	Vermont	800-439-8550
Delaware	302-744-4546	Maryland	866-703-3266	North Carolina	828-712-0972	Virginia	804-864-8150
Washington DC	202-535-2999	Massachusetts	800-723-6695	North Dakota	701-328-5188	Washington	360-236-3253
Florida	800-543-8279	Michigan	517-284-1837	Ohio	800-523-4439	West Virginia	800-922-1255
Georgia	706-542-9165	Minnesota	800-798-9050	Oklahoma	405-702-5162	Wisconsin	888-569-7236
Hawaii	808-586-4700	Mississippi	800-626-7739	Oregon	971-673-0490	Wyoming	307-777-6015
Idaho	800-445-8647	Missouri	573-751-6160	Pennsylvania	800-237-2366		

USEPA Radon Program website: www.epa.gov/radon and radon hotline 800-767-7236

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." *The EPA Home Buyer's and Sellers Guide to Radon* provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710.

Florida Dept. of Health contact: 800-543-8279

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010

Maine Dept. of Health contact: 207-287-5743

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469.

Department at the Bureau of Radiation Protection: 717-783-3594

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Radon Control Program, 3 Capitol Hill Room 206, Providence RI 02908-5097

Rhode Island Dept. of Health contact: 401-222-7796



Certificate of Calibration

Radalink Radon Monitor Serial Number: 1852 has been calibrated in accordance with Radalink, Inc. standard operating procedures for instrument calibration, on this date 12/24/2020.
date calibrated

This monitor will be out of calibration on this date 12/24/2021.
date expires

Radon chamber exposures were conducted between 12/18/2020 and 12/23/2020.
start of first run end of second run

A handwritten signature in black ink that reads 'Terry Howell'. The signature is fluid and cursive, with the first name 'Terry' and last name 'Howell' clearly distinguishable.

Terry Howell, President



CERTIFIED RADON REPORT

February 15, 2021

Test Number: 2455-219

Property Inspected: 789 Upper Mountain Road, Lewiston, NY 14092

Licensed Radalink Radon Inspector:

Test performed for:

Accu-View Property Inspections, Inc.

Weston Solutions, Inc

Richard Pezzino

PO Box 641

Buffalo, NY 14051

Phone: 716-882-2200

Fax: 452-962-1089

Calibrated:	03/04/2020 - 03/04/2021	Placed By:	Richard Pezzino (1SS0032)	Temp.	Pressure	R.H.
Test Started:	02/12/2021 3:17 PM	Retrieved By:	Richard Pezzino (1SS0032)	Min:	71.0 30.3	26
Test Ended:	02/15/2021 3:58 PM	Test Site:	Living Room	Avg:	73.9 30.5	30
		Test Duration:	72 hours	Max:	75.0 30.6	37

AVERAGE RADON CONCENTRATION:

< 0.5 pCi/l

Test has met minimum EPA sampling duration.

Uncertainty: $\pm 3.52\%$

	02/12/2021		02/13/2021		02/14/2021		02/15/2021	
Time	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:17 am			0.2		0.4		0.4	
01:17			0.5		0.2		0.2	
02:17			0.3		0.0		0.2	
03:17			0.3		0.2		0.9	
04:17			0.3		0.6		0.4	
05:17			0.4		0.4		0.8	
06:17			0.7		0.2		0.4	
07:17			0.5		0.0		0.3	
08:17			0.2		0.3		0.1	
09:17			0.1		0.0		0.6	
10:17			0.6		0.4		0.1	
11:17			0.5		0.6		0.5	
12:17 pm			0.8		0.9		0.5	
01:17			0.7		0.9		0.8	
02:17			0.4		0.4		0.3	
03:17			0.5		0.3		0.4	
04:17	0.8		0.4		0.2			
05:17	1.8		0.2		0.3			
06:17	0.4		0.6		0.6			
07:17	0.3		0.3		0.3			
08:17	0.4		0.5		0.5			
09:17	0.2		0.3		0.5			
10:17	0.1		0.4		0.1			
11:17	0.4		0.1		0.5			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 2455-219

Property Inspected: 789 Upper Mountain Road
Lewiston, NY 14092

	02/12/2021			02/13/2021			02/14/2021			02/15/2021		
Time	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:17 am				75.0	30.6	26	75.0	30.4	34	73.0	30.5	30
01:17				75.0	30.6	26	73.0	30.4	30	73.0	30.5	30
02:17				73.0	30.6	26	75.0	30.4	30	73.0	30.5	30
03:17				75.0	30.6	26	73.0	30.4	30	73.0	30.5	30
04:17				75.0	30.6	26	73.0	30.4	30	73.0	30.5	30
05:17				73.0	30.6	27	73.0	30.4	30	73.0	30.5	30
06:17				75.0	30.5	27	73.0	30.5	30	73.0	30.5	30
07:17				75.0	30.6	27	73.0	30.5	30	73.0	30.5	30
08:17				75.0	30.6	27	73.0	30.5	30	73.0	30.5	30
09:17				75.0	30.6	27	73.0	30.5	30	73.0	30.5	30
10:17				75.0	30.6	27	73.0	30.5	30	73.0	30.5	30
11:17				75.0	30.5	26	73.0	30.5	30	73.0	30.5	30
12:17 pm				75.0	30.5	30	73.0	30.5	30	73.0	30.4	30
01:17				75.0	30.5	30	75.0	30.5	30	73.0	30.4	34
02:17				75.0	30.5	30	75.0	30.5	30	73.0	30.4	30
03:17				73.0	30.4	30	75.0	30.5	34	73.0	30.4	33
04:17	71.0	30.5	30	71.0	30.4	34	75.0	30.5	30			
05:17	75.0	30.5	30	73.0	30.4	37	75.0	30.5	34			
06:17	75.0	30.6	30	75.0	30.4	33	73.0	30.5	34			
07:17	75.0	30.6	30	75.0	30.4	33	73.0	30.5	34			
08:17	75.0	30.6	30	75.0	30.4	33	73.0	30.5	33			
09:17	75.0	30.6	30	75.0	30.3	33	73.0	30.5	34			
10:17	75.0	30.6	30	75.0	30.4	33	73.0	30.5	34			
11:17	75.0	30.6	30	75.0	30.3	34	73.0	30.5	30			

AVERAGE RADON CONCENTRATION:

0.4 pCi/l



Reviewed and certified by

Terry Howell

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NRPP 135791T

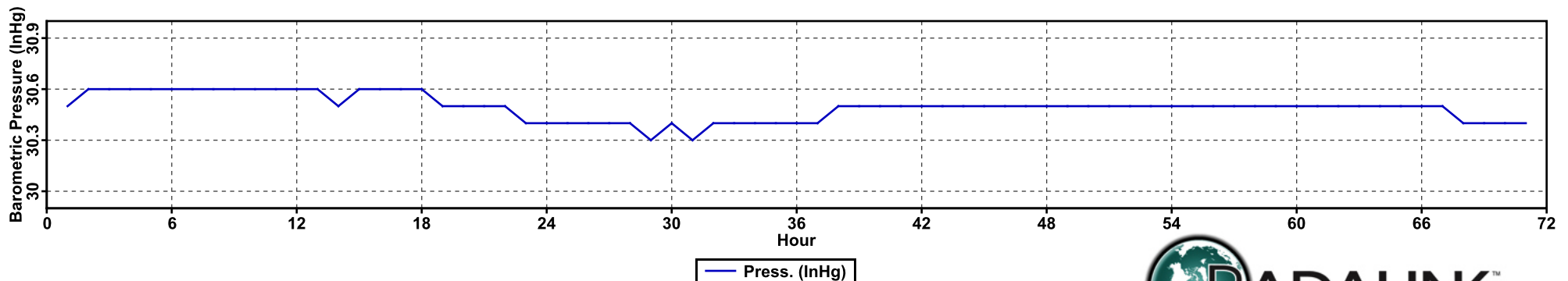
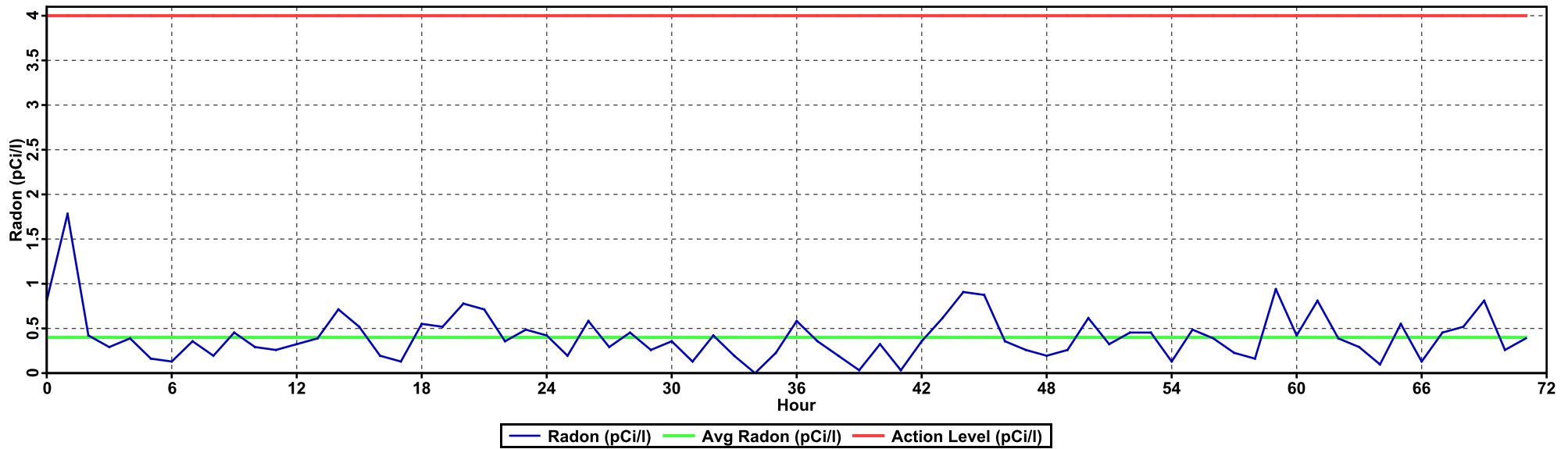
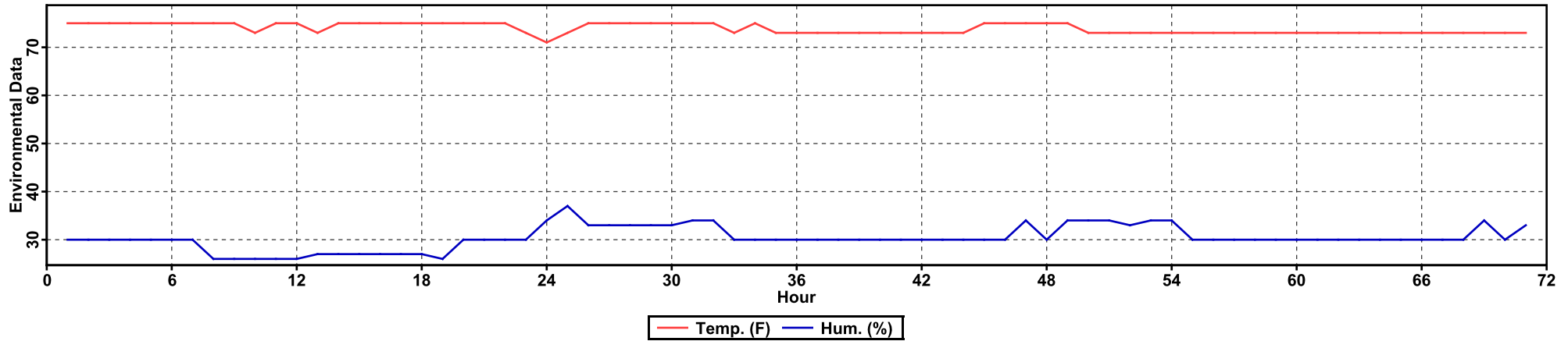
	Minimum	Average	Maximum	Variance
Temperature:	71.0	73.9	75.0	1.1
Barometric Pressure:	30.3	30.5	30.6	0.01
Relative Humidity:	26	30	37	5.81

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

MONITOR-TEST NUMBER: 2455-219



Property Inspected: 789 Upper Mountain Road, Lewiston, NY 14092

AVERAGE RADON CONCENTRATION: 0.4 pCi/l





Date: 2021-02-15

Test Proviso

Re: Certified Radon Report #: 2455-219 Dated: 2021-02-15

Performed At: 789 Upper Mountain Road, Lewiston, NY 14092

This report does not contain results for every measurement performed at this address. Other locations within the dwelling were tested. In accordance with Illinois regulation, do not conclude mitigation is unnecessary until results of all measurements have been received and are below the 4 pCi/l Action Level. The state of Illinois recommends that a radon control system not be installed until all measurements have been received.



716-882-2200

www.AccuviewInspections.com

Authorization Agreement

The Radon Monitor being used to perform the radon survey of the dwelling referenced below has been approved by the U.S. Environmental Protection Agency for conducting radon measurements. The operator will conduct a radon survey for a minimum of 48 hours according to protocols designed for use in residences, as described in the EPA document, "Home Buyer's and Seller's Guide to Radon" (EPA 402-K-00-008). These guidelines were developed specifically to deal with the time-sensitive nature of home purchases and sales.

The following conditions must be maintained in order to achieve a valid test:

1. All exterior windows must be kept closed. Exterior doors must be kept closed except for momentary entry and exit.
2. The "closed house conditions" described above must have been maintained for 12 hours prior to the beginning of the test and sustained all during the test.
3. The radon monitor cannot be moved, covered, or tampered with in any way.
4. High volume, whole-house, and window fans shall not be operated. Fireplaces or wood stoves shall not be operated unless they are a primary heat source.
5. Heating and air conditioning (including permanently installed heat recovery ventilators) should operate normally. Window unit air conditioners shall operate only in the re-circulation mode.

EPA recommends that radon measurements conducted for real estate transactions be performed using tamper-detection techniques. Be alerted that the Radon Monitor is equipped with the ability to detect and record when the monitor is moved and anytime the power source is changed. Hourly readings will record any unusual swings in the radon concentration, temperature, relative humidity and barometric pressure. At his discretion, the tester may nullify the test result if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller may incur the cost of a retest in the amount of \$200.00

Authorization Signatures

I, as the undersigned responsible individual, understand all the above conditions and restrictions, and agree to inform all the occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon test period.

<p>_____ <i>Responsible Individual Signature</i> 789 Upper Mountain Rd. Lewisdon NY _____ <i>Address of Property being Tested under this Authorization Agreement</i></p>	<p>_____ <i>Title (owner, real estate agent, other)</i> <i>Radon Measurement Technician Signature (Witness)</i></p>	<p>2/12/2021 _____ <i>Date</i></p>
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PLEASE CALL/TEXT 716-882-2200 TO SET UP PICK-UP TIME

#5 & CRM #2455



HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE LOCATION(S) TESTED DURING THE MEASUREMENT PERIOD

These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the World Health Organization (WHO) and the U.S. Surgeon General recommend testing all homes for radon and mitigating those with an average concentration above the U.S. EPA action level of 4 picocuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, mitigation may provide additional reduction of the risk of lung cancer. Find more information at Radalink.com/results.

The Radalink Radon TeleMonitor (NRPP Device # 00472, NRSB Device # 31814) or **The Radalink AirCat® Monitor** (NRPP Device # 00477, NRSB Device # 31815) used to perform this test is EPA, NRSB and/or NRPP approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NRPP certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. Find a licensed mitigator at Radalink.com/mitigators. For more information on how to reduce your radon health risk, contact your state radon office:

Alabama	800-582-1866	Illinois	217-782-1325	Montana	800-546-0483	Rhode Island	401-222-7796
Alaska	907-269-8000	Indiana	800-272-9723	Nebraska	402-471-1005	South Carolina	800-768-0362
Arizona	602-255-4845	Iowa	800-383-5992	Nevada	888-723-6610	South Dakota	800-438-3367
Arkansas	501-661-2301	Kansas	800-693-5343	New Hampshire	603-271-4052	Tennessee	800-232-1139
California	800-745-7236	Kentucky	502-564-4856	New Jersey	800-648-0394	Texas	800-293-0753
Colorado	800-846-3986	Louisiana	225-765-0160	New Mexico	505-476-8608	Utah	800-458-0145
Connecticut	860-509-7367	Maine	207-287-5743	New York	800-458-1158	Vermont	800-439-8550
Delaware	302-744-4546	Maryland	866-703-3266	North Carolina	828-712-0972	Virginia	804-864-8150
Washington DC	202-535-2999	Massachusetts	800-723-6695	North Dakota	701-328-5188	Washington	360-236-3253
Florida	800-543-8279	Michigan	517-284-1837	Ohio	800-523-4439	West Virginia	800-922-1255
Georgia	706-542-9165	Minnesota	800-798-9050	Oklahoma	405-702-5162	Wisconsin	888-569-7236
Hawaii	808-586-4700	Mississippi	800-626-7739	Oregon	971-673-0490	Wyoming	307-777-6015
Idaho	800-445-8647	Missouri	573-751-6160	Pennsylvania	800-237-2366		

USEPA Radon Program website: www.epa.gov/radon and radon hotline 800-767-7236

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." *The EPA Home Buyer's and Sellers Guide to Radon* provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710.

Florida Dept. of Health contact: 800-543-8279

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010

Maine Dept. of Health contact: 207-287-5743

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469.

Department at the Bureau of Radiation Protection: 717-783-3594

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Radon Control Program, 3 Capitol Hill Room 206, Providence RI 02908-5097

Rhode Island Dept. of Health contact: 401-222-7796



Certificate of Calibration

Radalink Radon Monitor Serial Number: 2455 has been calibrated in accordance with Radalink, Inc. standard operating procedures for instrument calibration, on this date 03/04/2020.
date calibrated

This monitor will be out of calibration on this date 03/04/2021.
date expires

Radon chamber exposures were conducted between 02/28/2020 and 03/04/2020.
start of first run end of second run

A handwritten signature in black ink, reading 'Terry Howell'. The signature is fluid and cursive, with the first name 'Terry' written in a more stylized, connected manner to the last name 'Howell'.

Terry Howell, President



Certificate of Calibration

Radalink Radon Monitor Serial Number: 1852 has been calibrated in accordance with Radalink, Inc. standard operating procedures for instrument calibration, on this date 12/24/2020.
date calibrated

This monitor will be out of calibration on this date 12/24/2021.
date expires

Radon chamber exposures were conducted between 12/18/2020 and 12/23/2020.
start of first run end of second run

A handwritten signature in black ink, reading 'Terry Howell'. The signature is fluid and cursive, with the first name 'Terry' and last name 'Howell' clearly distinguishable.

Terry Howell, President

THE NATIONAL RADON SAFETY BOARD

Certified Radon Professionals

Certifies that

Richard F. Pezzino

Has Successfully Met The Established & Published Requirements for Certification
by The National Radon Safety Board as a

Radon Measurement Specialist

1SS0032

Certification Number

7/30/2021

Expiration Date



Kelaulani Kekoa
Certification Coordinator

National Radon Safety Board
NRSB
Certified Radon Professionals

This certificate is the property of The National Radon Safety Board and is not official without the raised seal.